



La Boheme

Project Summary

Housing Type: For-Sale Condominiums

Location: 3950 Ohio Street
(North Park Project Area)

Lot Size: 89 733.6 SF

Total Units: 224

Affordable Units: 45

Income Mix:

Very Low	Low	Mod	Unrestricted
0	0	45	179

Affordable Unit Mix:

0 BD	1 BD	2 BD	3 BD	4 BD
0	22	23	0	0

Developer: Western Pacific Housing, Inc.

Development Budget:

Total Development Costs: \$60,220,326

Agency Subsidy Requested: \$3,000,000

Agency Subsidy per Unit: \$66,667

Funding Sources: Private developer
internal financing; Redevelopment
Agency



Project Description

The project consists of two 5-story structures that contain 224 condominiums, 20% (45) of which are affordable units for median or moderate income (up to 100% or 120%) families. The units are divided evenly into 112 two-bedroom units and 112 one-bedroom units. Affordable units are divided evenly as well. The condominiums range in size from 730 square feet to 1264 square feet. The project is located on the south side of Lincoln Avenue between 30th Street and Ohio Street. The developer acquired the fee title to the site which was previously occupied by a Rite-Aid and Weber's Bakery. There are a total of 371 parking spaces with 33 specifically intended for commercial uses.

